

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 13
Meeting Date: 04/26/01

SUBJECT: BROWNSTONE AT HYDE PARK #SPD-2001.37

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Brownstone at Hyde Park for an Amended Final PAD located at 589 South Roosevelt Street.

COMMENTS: PLANNED DEVELOPMENT (0406) Request by BROWNSTONE AT HYDE PARK (Cortland P. Houchard, Brownstone Residential, property owner) for an amended Final Planned Area Development (PAD) located at 589 South Roosevelt Street. The following approval is requested from the city of Tempe:

#SPD-2001.37 An Amended Final Planned Area Development (PAD) for 63 (1, 2, and 3 bedrooms) units for sale town homes/loft project, on 3.29 net acres. The overall project provides two and three story units with walk up stoops or front porches and garages.

Document Name: 20010426devsrh01 **Supporting Documents:** Yes

SUMMARY: On February 8, 2001, the City Council approved the Brownstone at Hyde Park town home development. That approval included a zoning change from R-3 to R1-PAD, a Preliminary and Final PAD, and a Final Subdivision Plat. Due to minor modifications of building footprints and property lines on few lots, the applicant is requesting an amendment to the approved Final PAD. Staff supports this request and public input is not required.

RECOMMENDATION: Staff – Approval.
Public - None

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments
 4. Conditions of Approval
-
- A. Location Map
 - B. Final Planned Area Development (PAD)
 - C. Council Approval Letter, 2/8/2001

HISTORY & FACTS:

- September 15, 2000. City Council approved a request for a Final Subdivision Plat for the Roosevelt Project for 3 lots on 3.28 net acres (SBD-2000.55). This project is called now Brownstone at Hyde Park.
- November 14, 2000. Planning Commission approved a request for withdrawal from Brownstone at Hyde Park. This request was for a Site Plan for 63 condominiums and 14 variances in the R-3 Zoning District.
- February 8, 2001. City Council approved the request by Brownstone at Hyde Park for a zoning change from R-3 to R1-PAD, Final PAD, and a Final Subdivision Plat.

DESCRIPTION: Owner - Brownstone Residential, Corky Houchard
Applicant - Roberts/Jones Associates, Inc., Jonathan L. Peiffer, AIA
Existing zoning – R1-PAD
Total site area - 3.29 net acres (3.71 gross acres)
Number of units - 63 units
Density - 17 dw/ac
Height – 30' to 40' (two and three stories)
Total bldg. Area:
 Livable - 104,125 s.f.
 Garages - 23,061 s.f.
 Total: 127,186 s.f.
Lot coverage- 38.23%
Total Parking provided - 104 spaces
Bicycle parking provided - 126 spaces (in garages)
Landscaping – 35.6%

COMMENTS: On February 8, 2001, the City Council approved the Brownstone at Hyde Park town home development. That approval included a zoning change from R-3 to R1-PAD, a Preliminary and Final PAD, and a Final Subdivision Plat.

Due to minor modifications of building footprints and property lines on few lots, the applicant is requesting an amendment to the approved Final PAD (#SPD-2000.83). Staff supports this request and public input is not required.

REASON(S) FOR APPROVAL:

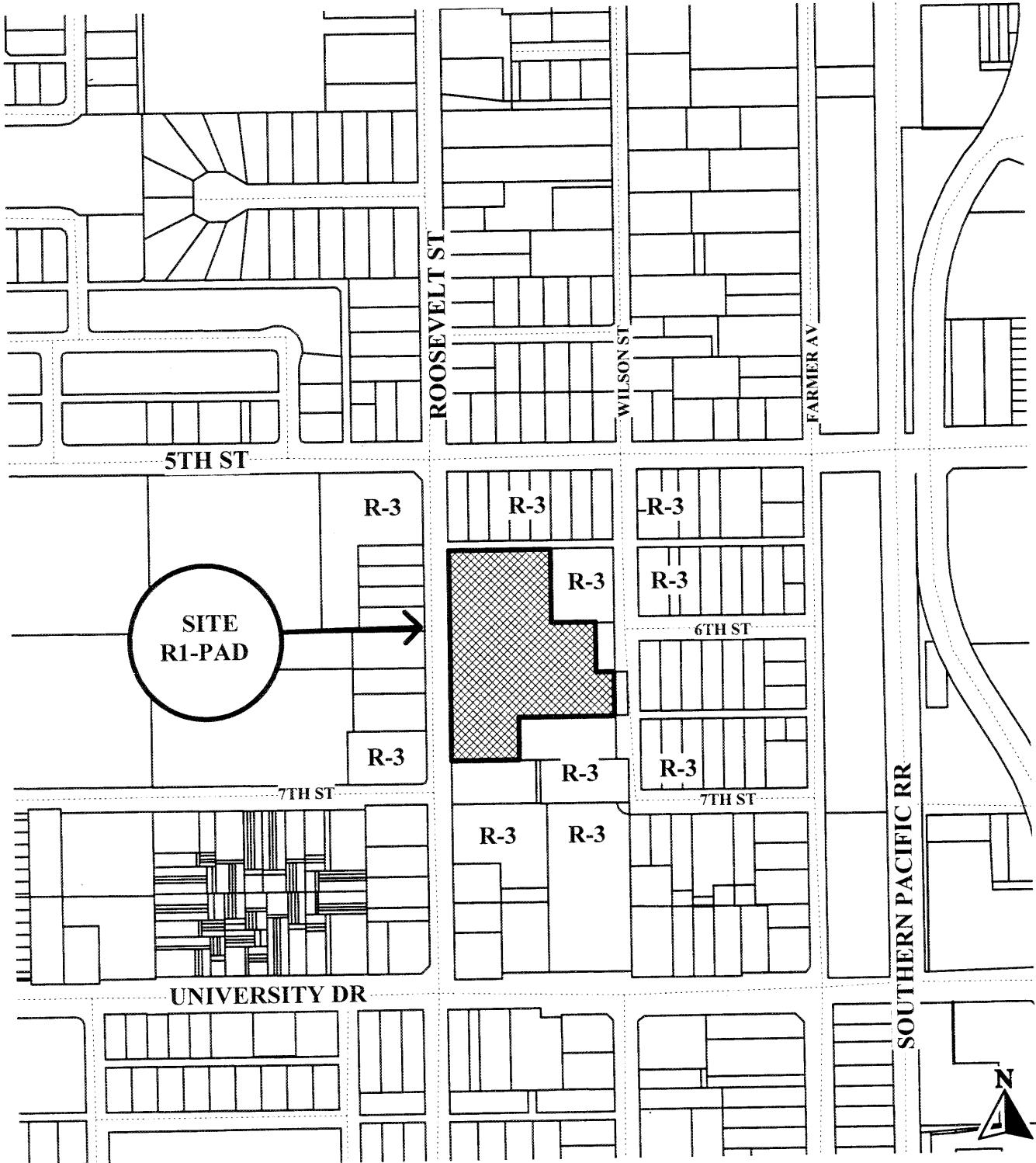
1. The requested Final PAD amendment appears consistent to the previously approved plan.

**CONDITION(S)
OF APPROVAL:**

1. The Amended Final PAD shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department prior to building permits. The Planning Division staff, prior to recordation, shall review details of the document format.
2. All applicable conditions approved by City Council on February 8, 2001 shall apply (**#SPD-2000.83**)

BROWNSTONE AT HYDE PARK

SPD-2001.37



Location Map

A

A: Reacquisition of a portion of Lot 2, Tract 11 of State Plat No. 17 Amended per Book 69, Page 38, M.C.R., all being situated in the Southeast Quarter of Section 16, T1N, R4E, of M., Maricopa County, Arizona.

[illegible]

GROSS ACRES	4.00 AC
PUBLIC P/W	0.76 AC
NET ACRES	3.24 AC
EXISTING ZONING	R-3
PROPOSED ZONING	R-1 PAD
PROPOSED NUMBER OF LOTS	63
MINIMUM LOT SIZE	946 S.F.
MAXIMUM LOT SIZE	8,239 S.F.
GROSS DENSITY	17 DU/AC

The monument line of University Drive as S 89° 48' 42" E per City of Tempe horizontal control data.



By BROWNSONE RESIDENTIAL
this is to certify that we have reviewed this plan and hereby approve the development as sh

Subscribed and sworn before me this _____ day of _____, 2001.

By _____
Notary Public

My Commission Expires _____

Approved by the Mayor and City Council of the City of Tempe,
Arizona on this _____ day of _____, 2000.

Based on AITC Surveys by Brady, Auerlich and Associates, Inc. Job Nos. 97018, 98019 and 980416.

MCW ROOSEVELT, L.L.C.
502 WEST 1ST STREET
TEMPE, AZ 85281
PHONE: (480) 966-9600
ATTN: CORKY HUNICHARD

SELECT FISHER ENGINEERING, INC.
4250 E. CAMERBACK ROAD, SUITE 410K
PHOENIX, AZ 85018
PHONE: (602) 264-3335
ATTN: FRID F. FLETCHER



AMENDED FINAL P
BROUNSTONE AT HYDE

FLEET • FISHER
ENGINEERING INC

4290 EAST CAMELBACK RD. B417
PHOENIX, ARIZONA 85018 PH (602)

DATE 4/7/00

JOB NO. 01

Q.S.# 7-42 EN# 010033 DS# 001193

Development Services
Department

480-350-8331 (Phone)

February 27, 2001

MODIFIED LETTER – Words added are bold and underlined on First Page

Jonathan L. Peiffer, AIA
Roberts/Jones Associates, Inc.
2525 East Arizona Biltmore Circle, Suite 237
Phoenix, Az 85016

FILE COPY

Re: #ZON-2000.12 #SPD-2000.8⁸⁷1 #SBD-2000.84

Dear Mr. Peiffer:

At their regular meeting of February 8, 2001, the City Council approved the request by **BROWNSTONE AT HYDE PARK** (Cortlandt P. Houchard, Brownstone Residential, property owner) a residential development consisting of 63 units with an urban town house design located at 589 South Roosevelt Street. The following approval is requested from the City of Tempe:


#ZON-2000.12 ORDINANCE NO. 808.2000.11 Zoning change from R-3 Multifamily Residential District to R1-PAD One Family Residential District for 3.29 net acres.

#SPD-2000.83 A Preliminary **and Final** Planned Area Development for 63 (2-bedroom) units for sale condominiums/loft project, Lot 1 and 2, bordered by Roosevelt Street, Wilson Street, 6th Street and 7th Street on 3.03 net acres. The overall project provides two and three story units with walk up stoops or front porches and garages.

#SBD-2000.84 A Preliminary **and Final** Subdivision Plat for Brownstone at Hyde Park consisting of 63 lots and 3 tracts on 3.29 net acres.

The approval was subject to the following conditions:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

C 

- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
- 2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the code of the City of Tempe - Section 25.120.
- 3. The applicant/owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
 - 4. No variances shall be created by future property lines without the prior approval of the City of Tempe.
 - 5. A building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application, subject to a public hearing.
 - 6. The Final PAD and Final Plat shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
 - 7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
 - 8. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of a building permit.
 - 9. This request shall be approved by the Design Review Board, including all lighting and security details required by CPTED, prior to the issuance of a building permit.

C1 

After compliance with the above conditions, the required copies of the Final Planned Area Development and Final Subdivision Plat (**three double-matte photo mylars 24" x 36", with conditions and variances listed**), should be signed in **BLACK INK AND STAMPED IN BLACK INK** by the necessary parties and forwarded to our office. Also send a check made payable to the Maricopa County Recorder, for final processing and recording. (For fee charge, please check with one of our Planning staff.)

NOTE: On January 1, 1999, the Maricopa County Recorder's Office required a **DIGITIZED, ELECTRONIC** copy of all **FINALIZED DOCUMENTS** at the time of recordation. All files should be submitted in a **.DXF, .DGN OR .DWG** file format on any of the following: 3.5" high density floppy disk, Iomega Zip disk or Compact Disk (CD). Please submit all digitized plats at the time of recordation of the approved final mylar plat.

After recording the map, the City of Tempe requires as per Ordinance 381, the following prints of the recorded map:

- | | | |
|---|---|-------------------------------------|
| 4 | - | Full size Bluelines 24" x 36" |
| 6 | - | Reduced Photo Positives (8½" x 14") |


This will be done by the City of Tempe. You will automatically be billed by the Blueprint Company.

Sincerely,


Fred Brittingham, AICP
Planning Director

FB:jrh

cc: File
Corky Houchard
Traffic Engineer

C2 

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C1

Development Services
Department

480-350-8331 (Phone)

February 27, 2001

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2525 East Arizona Biltmore Circle, Suite 237
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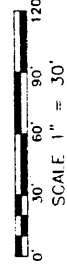
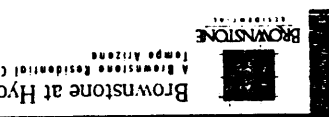
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C 

de Park
community



B2
~~B2~~

Preliminary Not For Construction

Refuse/Recycle
ON SITE REFUSE/RECYCLE COLLECTION TO BE PROVIDED FOR INDIVIDUAL CONTAINERS LOCATED WITHIN UNIT GARAGES. ALL COLLECTION IS TO BE CURBSIDE PICKUP.

Unit Description		
UNIT TYPE	# Units	SIZE
A	4	978 S.F.
B	5	1221 S.F.
C	8	1520 S.F.
D	6	1003 S.F.
E	4	1003 S.F.
F	7	1811 S.F.
UNIT DESCRIPTION		
2 STORY	1	BOB - 1 CAR GARAGE
2 STORY	1	BOB - 1 CAR GARAGE
2 STORY	1	BOB - 1 CAR GARAGE
2 STORY	1	BOB - 1 CAR GARAGE
2 STORY	2	BOB - 2 CAR GARAGE
2 STORY	3	BOB - 3 CAR GARAGE
2 STORY	4	BOB - 4 CAR GARAGE

C	7	1732	5	3	STORY	2	BDR	1	CAR	GARAGE
G	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
H	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
J	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
K	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
L	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
M	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
N	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
O	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
P	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
Q	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
R	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
S	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
T	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
U	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
V	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
W	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
X	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
Y	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE
Z	7	1681	5	3	STORY	2	BDR	1	CAR	GARAGE

Parcel Information

PROPOSED ZONING:	R1-PAD
EXISTING ZONING:	R-3
SIZE:	3.71 ACRES (179,803 S.F.)
GROSS:	3.20 ACRES (143,312 S.F.)
NET:	

Building Information	
BUILDING HEIGHT	38 FEET (MAXIMUM), 3 @ 2 STORES
BUILDING TYPE	V-M
ALLOWABLE AREA	UNLIMITED
AFES PROVIDED	PROVIDED (NOT REQUIRED)

OWNER OCCUPIED TOWNHOUSE RESIDE
102 SPACES IN GARAGES
63 IN GARAGES + 12 AT LARGE = 75
38 235
50,000 S.F. (1.17 ACRES)

On Site Retention

Refuse/Recycle	Int'l Description
ON-SITE REFUSE/RECYCLE COLLECTION TO BE PROVIDED FOR HOMEOWNERS. ALL COLLECTION IS TO BE PROVIDED BY THE CLUBSIDE PICKUP.	

UNIT TYPE	# UNITS	SIZE	UNIT DESCRIPTION	CAR
A	4	978 S.F.	2 STORY, 1 BOR.	1 CAR
B	5	1221 S.F.	2 STORY, 1 BOR.	2 CAR
C	8	1578 S.F.	3 STORY, 1 BOR.	1 CAR
D	9	303 S.F.	1 STORY, 1 BOR.	1 CAR
E	6	1667 S.F.	3 STORY, 2 BOR.	2 CAR
F	7	1831 S.F.	3 STORY, 2 BOR.	2 CAR
G	2	320 S.F.	1 STORY, 1 BOR.	1 CAR

A Resubdivision of a portion of Lot 2, Tract 10 of State Plat No. 12 Amended per Book 69, Page 38.
A Resubdivision of Lots 12, 13, 14, 15 and 16, Tract 10 of State Plat No. 12 Amended per Book 69, Page 38.
M.C.R.; Lot 3 part of lot 4, Tract 11 of State Plat No. 12 Amended per Book 69, Page 38, M.C.R. as abandoned by City of Tempe; Lot 3, Tract 11 of State Plat No. 12 Amended per Book 69, Page 38, M.C.R. as abandoned by City of Tempe;
Tempe Ordinance No. 869 as recorded in Document 165351, Page 141, M.C.R., all being situated in the Southeast Quarter of Section 16, T1N, R4E, G & S R.B. & M., Maricopa County, Arizona.

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GROSS ACRES	4.00 AC
NET ACRES	0.76 AC
PUBLIC P/W	3.24 AC
EXISTING ZONING	R-1
PROPOSED ZONING	PAD
PROPOSED LOT SIZE	63
MINIMUM LOT SIZE	946 SF
MAXIMUM LOT SIZE	8,239 SF
GROSS DENSITY	17 DU/AC

The monument line of University Drive on S 89° 48' 42" E per City of Tempe horizontal control data.

1. Based on AITA Services by Rudy, Rulwich and Associates, Inc., Job No. 97016, 983514 and 984016.
2. All utilities shall be constructed underground.
3. Electric lines to be constructed underground as required by the Arizona Corporation Comm'n.
4. This subdivision is in the Town of Tempe water system which has a certificate of assured water supply.

MCW RICHMILL, LLC
6602 WEST 151 STREET
TEMPE, AZ 85281
PHONE: (480) 966-9600
FAX: (480) 966-9600
E-MAIL: CORKY@RICHMILL.COM

FLEET FISHER ENGINEERING, INC.
4250 F. CAMERON ROAD, SUITE 410K
PHOENIX, AZ 85018
PHONE: (602) 264-3335
ATTN: FRED FLEET, P.E.

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN ON THE ATTACHED MAP.

Subscribed and sworn before me this _____ day of _____, 2001.

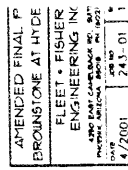
By _____
Notary Public
My Commission Expires _____

Approved by the Mayor and City Council of the City of Tempe,
Arizona on this _____ day of _____, 2001.

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19 JANUARY 2004

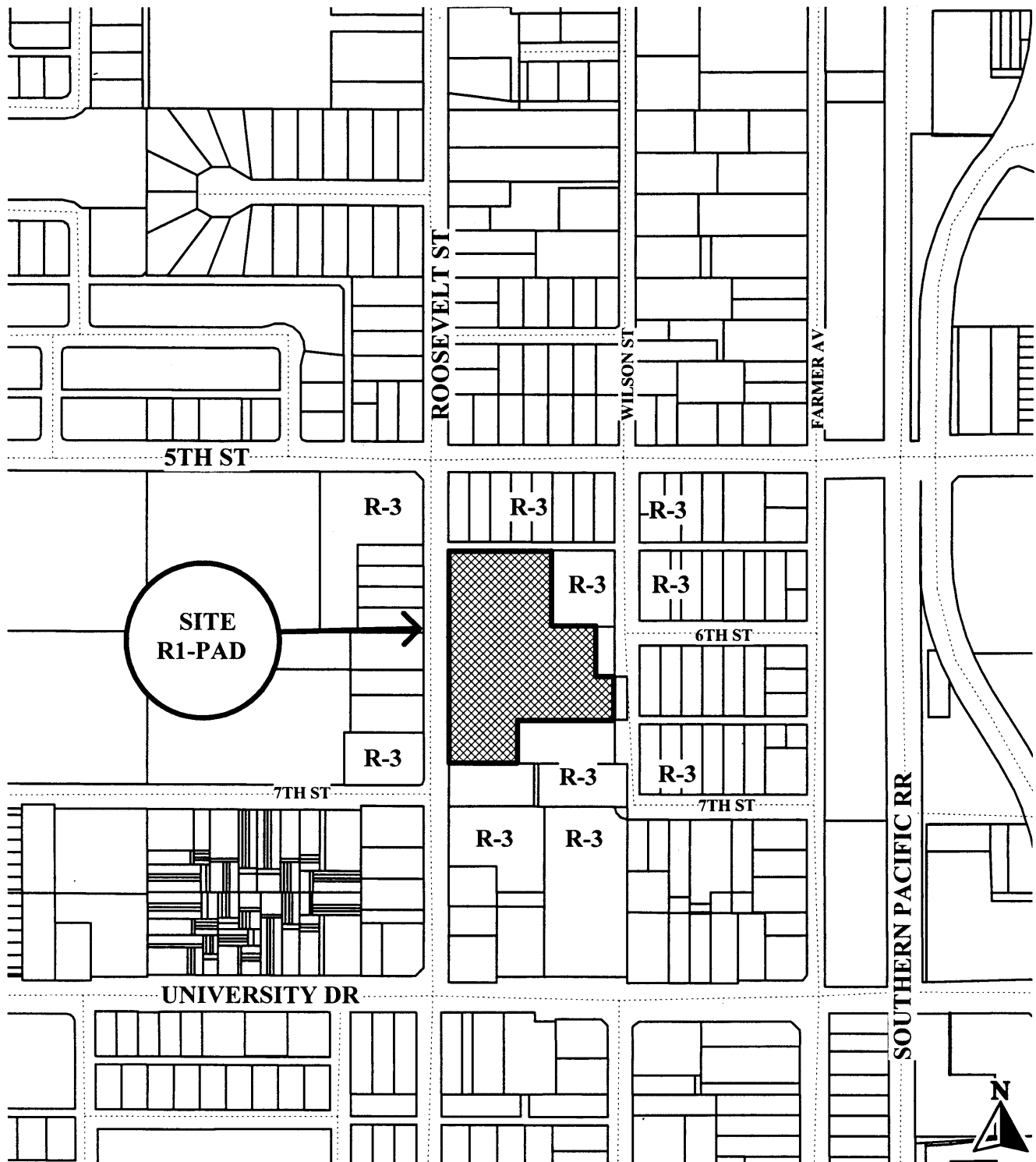
RYAN DOWLING SERVICE DAY



Q.S.# 7-42 EN# 010033 DS# 001193

BROWNSTONE AT HYDE PARK

SPD-2001.37



Location Map

A

**CONDITION(S)
OF APPROVAL:**

1. The Amended Final PAD shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department prior to building permits. The Planning Division staff, prior to recordation, shall review details of the document format.
2. All applicable conditions approved by City Council on February 8, 2001 shall apply (**#SPD-2000.83**)

HISTORY & FACTS:

- September 15, 2000. City Council approved a request for a Final Subdivision Plat for the Roosevelt Project for 3 lots on 3.28 net acres (SBD-2000.55). This project is called now Brownstone at Hyde Park.
- November 14, 2000. Planning Commission approved a request for withdrawal from Brownstone at Hyde Park. This request was for a Site Plan for 63 condominiums and 14 variances in the R-3 Zoning District.
- February 8, 2001. City Council approved the request by Brownstone at Hyde Park for a zoning change from R-3 to R1-PAD, Final PAD, and a Final Subdivision Plat.

DESCRIPTION: Owner - Brownstone Residential, Corky Houchard
Applicant - Roberts/Jones Associates, Inc., Jonathan L. Peiffer, AIA
Existing zoning – R1-PAD
Total site area - 3.29 net acres (3.71 gross acres)
Number of units - 63 units
Density - 17 dw/ac
Height – 30' to 40 (two and three stories)
Total bldg. Area:
 Livable - 104,125 s.f.
 Garages - 23, 061 s.f.
 Total: 127,186 s.f.
Lot coverage- 38.23%
Total Parking provided - 104 spaces
Bicycle parking provided - 126 spaces (in garages)
Landscaping – 35.6%

COMMENTS: On February 8, 2001, the City Council approved the Brownstone at Hyde Park town home development. That approval included a zoning change from R-3 to R1-PAD, a Preliminary and Final PAD, and a Final Subdivision Plat.

Due to minor modifications of building footprints and property lines on few lots, the applicant is requesting an amendment to the approved Final PAD (#SPD-2000.83). Staff supports this request and public input is not required.

REASON(S) FOR APPROVAL:

1. The requested Final PAD amendment appears consistent to the previously approved plan.

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments
 4. Conditions of Approval
-
- A. Location Map
 - B. Final Planned Area Development (PAD)
 - C. Council Approval Letter, 2/8/2001

**Staff
Summary
Report**



**To: Mayor and City Council
Through: City Manager**

**Agenda Item Number 13
Meeting Date: 04/26/01**

SUBJECT: BROWNSTONE AT HYDE PARK #SPD-2001.37

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Brownstone at Hyde Park for an Amended Final PAD located at 589 South Roosevelt Street.

COMMENTS: PLANNED DEVELOPMENT (0406) Request by BROWNSTONE AT HYDE PARK (Cortland P. Houchard, Brownstone Residential, property owner) for an amended Final Planned Area Development (PAD) located at 589 South Roosevelt Street. The following approval is requested from the city of Tempe:

#SPD-2001.37 An Amended Final Planned Area Development (PAD) for 63 (1, 2, and 3 bedrooms) units for sale town homes/loft project, on 3.29 net acres. The overall project provides two and three story units with walk up stoops or front porches and garages.

Document Name: 20010426devsrh01 **Supporting Documents:** Yes

SUMMARY: On February 8, 2001, the City Council approved the Brownstone at Hyde Park town home development. That approval included a zoning change from R-3 to R1-PAD, a Preliminary and Final PAD, and a Final Subdivision Plat. Due to minor modifications of building footprints and property lines on few lots, the applicant is requesting an amendment to the approved Final PAD. Staff supports this request and public input is not required.

RECOMMENDATION: Staff – Approval.
Public - None